

State of Alabama

SHELBY

County

Know All Men By These Presents.

That in consideration of ---- SEVEN HUNDRED AND NO/100-----DOLLARS
and the execution of a Purchase Money Mortgage

to the undersigned grantors Viola Boyle, a widow; Mary L. Gray and husband Sam Gray; and
Henrietta Johnson and husband Howard Johnson
in hand paid by Dave Phillips and wife Maggie Phillips

the receipt whereof is acknowledged we the said Viola Boyle, a widow; Mary L. Gray and
husband Sam Gray; and Henrietta Johnson and husband Howard Johnson

do grant, bargain, sell and convey unto the said Dave Phillips and wife Maggie Phillips

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

A part of the Cecil H. Wells tract of land in the Town of Montevallo, Alabama, being
more particularly described as follows: Beginning at a point 5 feet North of the
Southern Railway Company's right of way in the Town of Montevallo, Alabama, (said
point being at the Southwest corner of the Alma Langston lots); thence North 12 deg.
West 200 feet to point of beginning of lot hereindescribed; thence run South 77 deg.
West 230 feet more or less, to the East line of the J. L. Fancher lot; thence North
2 deg. West 131 feet more or less to Northwest corner of the Jake Boyle lot; thence
run North 75 deg. East 200 feet more or less to Alma Langston lots; thence South 12
deg. East 131 feet more or less to the point of beginning, being in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$
of Section 3, Township 24 North, Range 12 East.

Grantors further convey to grantees an easement for use as a right-of-way measuring
10 feet in width and extending accross the South end of the lot known as the Cecil
H. Wells residence lot, out to Selma Street.

TO HAVE AND TO HOLD Unto the said Dave Phillips and wife Maggie Phillips

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the
parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during
the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest
in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the
heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said
premises; that they are free from all encumbrances, except ad valorem taxes for the year 1961.

that we have a good right to sell and convey the same as aforesaid; that we will, and our
heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and
assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 19th day of September, 1961.

WITNESSES:

Viola Boyle

(Seal.)

Mary L. Gray

(Seal.)

Sam Gray

(Seal.)

Henrietta Johnson

(Seal.)

Howard Johnson

(Seal.)

TO

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 9-28-61

RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of ALABAMA

JEFFERSON

COUNTY

I, John B. Anderson, a Notary Public in and for said County, in said State, hereby certify that Viola Boyle, a widow, and Mary L. Gray and husband Sam Gray whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September 19 61

John B. Anderson As Notary Public
My Commission Expires - 8-16-63

State of

I, Mayme Minor, a Notary Public in and for said County, in said State, do hereby certify that on the within named Henrietta Johnson and husband Howard Johnson who, being examined separate and apart from the husband, signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official

Notary Public

STATE OF OHIO
LUCAS COUNTY

I, Mayme Minor, a Notary Public in and for said County, in said State, do hereby certify that Henrietta Johnson and husband Howard Johnson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of September, 1961.

Mayme Minor
Notary Public

MAYME MINOR
Notary Public, Lucas County, Ohio
My Commission Expires Dec. 12, 1967

My Commission Expires

Date

PLACE SEAL HERE